075.0	0003	0012.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,416,800 / 1,416,800
					USE VALUE:	1,416,800 / 1,416,800
					ASSESSED:	1,416,800 / 1,416,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		LAKE SHORE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KINDLE BRANDON G & PAULA J
Owner 2:	
Owner 3:	
Street 1:	1 LAKE SHORE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KINDLE BRANDON G & PAULA J -
Owner 2:	-
Street 1:	7 MYSTIC VIEW TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,617 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 4681 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9617.000	920,800		496,000	1,416,800
Total Card	0.221	920,800		496,000	1,416,800
Total Parcel	0.221	920,800		496,000	1,416,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 302.70 | /Parcel: 302.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

266018

GIS Ref

GIS Ref

Insp Date

02/10/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 075.0-0003-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	920,700	0	9,617.	496,000	1,416,700	1,416,700	Year End Roll	12/18/2019
2019	101	FV	718,700	0	9,617.	496,000	1,214,700	1,214,700	Year End Roll	1/3/2019
2018	101	FV	718,700	0	9,617.	425,100	1,143,800	1,143,800	Year End Roll	12/20/2017
2017	101	FV	718,700	0	9,016.	386,700	1,105,400	1,105,400	Year End Roll	1/3/2017
2016	101	FV	718,700	0	9,016.	331,400	1,050,100	1,050,100	Year End	1/4/2016
2015	101	FV	702,100	0	9,016.	296,900	999,000	999,000	Year End Roll	12/11/2014
2014	101	FV	702,100	0	9,016.	274,800	976,900	976,900	Year End Roll	12/16/2013
2013	101	FV	702,100	0	9,016.	262,000	964,100	964,100		12/13/2012

!14897!

PRINT

Date	Time
12/11/20	04:40:51

LAST REV

Date	Time
08/03/17	14:42:16

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14897

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINDLE BRANDON	44238-399		12/6/2004	Family	1	No	No		SUBDIVISION

USER DEFINED

Prior Id # 1:	47540
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2004	1091	New Buil	220,000	C	4/11/2006	G7	GR FY07	NEW 78X28 SF COLON
9/27/2004	927	Foundati	30,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2014	Meas/Inspect	PC	PHIL C
4/11/2006	Permit Visit	BR	B Rossignol
3/30/2006	Inspected	BR	B Rossignol
9/1/2005	Permit Visit	BR	B Rossignol
4/20/2005	Permit Visit	BR	B Rossignol
4/20/2005	Info Fm Plan	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9617		Sq. Ft.	Site		0	70.	0.74	4									495,959						496,000	

Total AC/HA: 0.22078 | Total SF/SM: 9617 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 495,959 | Spl Credit | Total: 496,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.86934865
Const Adj.:	1.00349963
Adj $ / SQ:	109.049
Other Features:	152640
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	932904
Depreciation:	12128
Depreciated Total:	920776

COMMENTS

SUBDIVISION OF 75-3-12. See deed 69071-584, plan 293 of 2017/ 601 sqft land swap from 343 Mystic St -->1 Lake Shore Dr.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

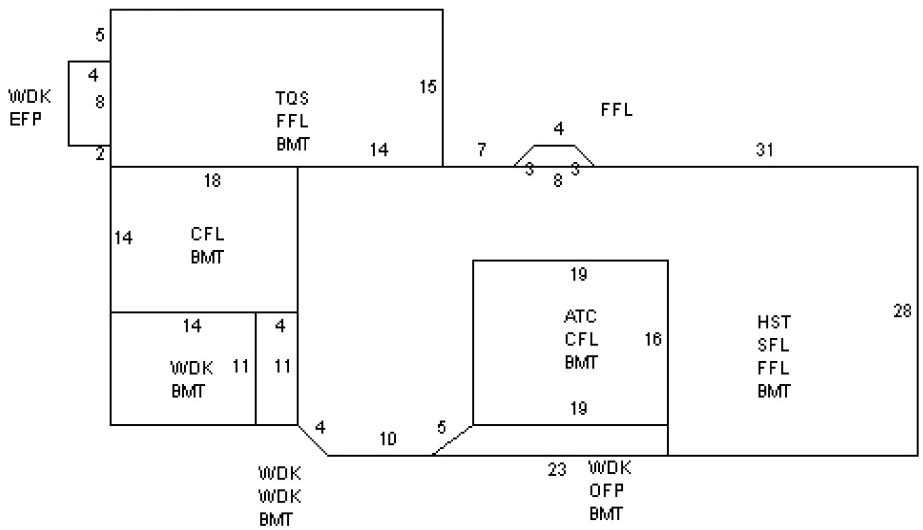
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.95
Special Features:	0	Val/Su Net:	117.67
Final Total:	920800	Val/Su SzAd	192.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,606	32.710	85,254
FFL	First Floor	1,801	109.050	196,397
SFL	Second Floor	1,309	109.050	142,745
HST	Half Story	655	109.050	71,372
CFL	Cathflr	556	114.500	63,663
TQS	3/4 Story	360	109.050	39,258
WDK	Deck	337	9.000	3,033
ATC	Attic	106	109.050	11,603
	Net Sketched Area:	7,825	Total:	618,355
Size Ad	4786.9	Gross Are	8797	FinArea 4681

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0003-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	